



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Flat 1, 64 Bodenham Road, Hereford, HR1 2TS

'Situated to the north east of Hereford City in the highly sought after residential location of Bodenham Road a two bedroom, second floor apartment, with gas central heating and double glazing and far reaching views across Hereford City. The property also has the added benefit of a garage'

£139,500 (Leasehold)

Flat 1, 64 Bodenham Road, Hereford, HR1 2TS

LOCATION

The property is located to the north east of Hereford City in a highly sought after residential location. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The property is a two bedroom second floor apartment and has the added benefit of gas central heating, double glazing and far reaching views across Hereford City. The accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Communal Entrance Hall

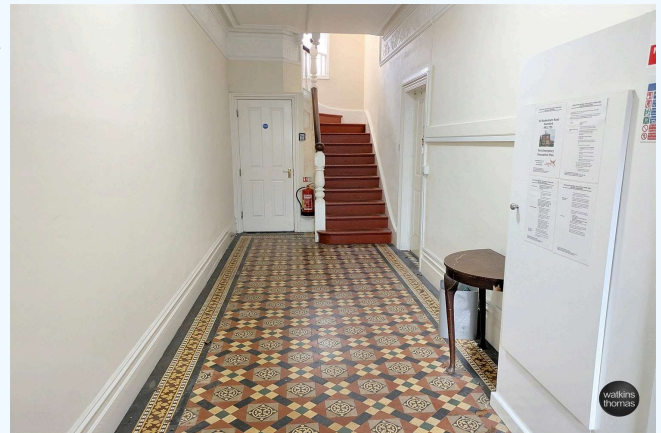
With stairs leading to the second floor and door to:

ON THE SECOND FLOOR:

THE SELF CONTAINED ACCOMMODATION OF FLAT 1:

Entrance Hall

With panelled radiator, thermostat for central heating, loft hatch, doors to bedrooms, kitchen, bathroom and sitting room.



Sitting Room

5.11m (16'9) (maximum) x 4.39m (14'5) (maximum)

With side aspect double glazed dormer window with views across Herefordshire, panelled radiator and television point.



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Kitchen

3.05m (10'0) x 2.08m (6'10)

With front aspect double glazed window. A range of units comprising stainless steel sink drainer unit, work surface, tiled splash backs, base units under with matching wall units, space for cooker, space for tumble dryer, plumbing and space for washing machine, panelled radiator and vinyl flooring.

Bedroom 1

4.5m (14'9) (maximum) x 4.42m (14'6) (maximum)

With side aspect double glazed dormer window, panelled radiator and reduced head height to sections of the room.



Bedroom 2

4.39m (14'5) (maximum) x 3.51m (11'6) (maximum)

With front aspect double glazed window, fitted wardrobe, panelled radiator and reduced head height to sections of the room.

Bathroom

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap and shower attachment. Shower cubicle with thermostatically controlled shower, pedestal mounted wash hand basin, low flush wc, extractor fan, panelled radiator, cupboard housing the gas central heating boiler, vinyl flooring and emergency door to the fire escape.

OUTSIDE:

The property sits in communal gardens and has the benefit of a parking space and GARAGE.

TENURE

The property is held on a 999 year lease which commenced on the 17th January 2008.

SERVICE CHARGE & MAINTENANCE CHARGES

The current maintenance charge is understood to be in the sum of £240 per quarter and £50 per calendar month for the service charge.

COUNCIL TAX BAND A

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along St Owen Street and continue into Ledbury Road. Continue along Ledbury Road to the roundabout and take the first turning on the left into Bodenham Road where the property is located on the left hand side as indicated by the agents for sale board.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

8th March 2025
ID39541

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

